LAND USE TABLE 13.520 ACRES RESIDENTIAL RIGHT-OF-WAY 3.683 ACRES PRIVATE OPEN SPACE 0.684 ACRES TOTAL 17.887 ACRES

LOT TABLE

BLOCK	61	22	LOTS	
BLOCK	62	13	LOTS	(2 OPEN SPACES)
BLOCK	65	23	LOTS	
BLOCK	66	25	LOTS	
BLOCK	68	21	LOTS	(1 OPEN SPACES)

RESIDENTIAL OPEN SPACE TOTAL 104 LOTS

OWNER'S CERTIFICATE STATE OF TEXAS COUNTY OF TARRANT

PHASE 2B (TRACT 2);

WHEREAS D. R. HORTON-TEXAS, LTD. IS THE OWNER OF A TRACT OF LAND SITUATED IN THE J. WALKER SURVEY, ABSTRACT NUMBER 1602, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO D. R. HORTON-TEXAS, LTD., AS RECORDED IN INSTRUMENT NUMBER D211014337, COUNTY RECORDS, TARRANT COUNTY, TEXAS, BEING ALL OF LOTS 11, 12, AND 13, BLOCK 62, PARR TRUST, PHASE 1. AN ADDITION TO THE CITY OF FORT WORTH RECORDED IN INSTRUMENT NUMBER D212040041, SAID COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE NORTH WEST CORNER OF LOT 13, BLOCK 62, SAID PARR TRUST, PHASE 1, BEING IN THE EAST RIGHT-OF-WAY LINE OF OLD PECOS TRAIL (A 50 FOOT RIGHT-OF-WAY);

THENCE N 00° 01'45"E, 165.00 FEET WITH SAID RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND IN THE NORTH LINE OF SAID PARR TRUST, PHASE 1; THENCE WITH SAID NORTH LINE THE FOLLOWING BEARINGS AND DISTANCES:

- N 89°58'15"W, 108.96 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;
- N 00°01'45"E, 110.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;
- N 89°58'15"W, 250.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND, BEING THE SOUTHEAST CORNER OF PARR TRUST, SECTION 2, PHASE 2B (TRACT 3), AN ADDITION TO THE CITY OF FORT WORTH RECORDED IN INSTRUMENT NUMBER D213168892, SAID COUNTY RECORDS;

THENCE N 00°01'45"E, 160.00 FEET DEPARTING SAID NORTH LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND, BEING THE NORTHEAST TERMINUS OF POTRILLO LANE (A 50 FOOT RIGHT-OF-WAY); THENCE N 89° 58'15"W, 0.80 FEET WITH THE NORTH RIGHT-OF-WAY LINE OF SAID POTRILLO LANE TO A 5/8 INCH

THENCE N 00°01'45"E, 110.00 FEET WITH THE EAST LINE OF SAID TRACT 2, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND, THE NORTHEAST CORNER OF SAID TRACT 2, BEING IN THE SOUTH LINE OF PARR TRUST, PHASE 3, AN ADDITION TO THE CITY OF FORT WORTH RECORDED IN INSTRUMENT NUMBER D214060711,

IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND, THE SOUTHEAST CORNER OF SAID PARR TRUST, SECTION 2,

THENCE WITH THE SOUTH AND EAST LINES OF SAID PARR TRUST, PHASE 3 THE FOLLOWING BEARINGS AND DISTANCES: S 89° 58'15"E, 150.00 FEET DEPARTING SAID EAST LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

- N 00° 01'45"E, 110.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;
- S 89°58'15"E, 1.61 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;
- N 00° 01'45"E, 270.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;
- S 89°58'15"E, 23.61 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 00°01'45"E, 180.00 FEET A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND IN THE NORTH LINE OF AFOREMENTIONED D. R. HORTON-TEXAS, LTD. TRACT, BEING THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO D. R. HORTON-TEXAS, LTD. AS RECORDED IN INSTRUMENT NUMBER D212000515, SAID COUNTY

THENCE S 89° 58'15"E, 620.74 FEET WITH THE COMMON LINE OF SAID D. R. HORTON-TEXAS, LTD. TRACTS TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET, THE BEGINNING OF A CURVE TO THE RIGHT; THENCE DEPARTING SAID COMMON LINE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 141.37 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00". HAVING A RADIUS OF 90.00 FEET, THE LONG CHORD WHICH BEARS S 44°58'15"E, 127.28 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 00° 18'33"E, 629.24 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND IN THE NORTH LINE OF LOT 15X, BLOCK 62, AFOREMENTIONED PARR TRUST, PHASE 1;

THENCE WITH THE NORTH LINE OF SAID LOT 15X, BLOCK 62 THE FOLLOWING BEARINGS AND DISTANCES:

- N 89° 27'08"W, 10.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;
- S 00° 18'32"E, 305.86 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND; N 89° 58'15"W, 356.72 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND AT THE

SOUTHWEST CORNER OF SAID LOT 15X, BLOCK 62; THENCE S 00°01'45"W, 80.00 FEET WITH THE WEST LINE OF SAID LOT 15X, BLOCK 62 TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

THENCE N 89° 58'15"W, 100.00 FEET DEPARTING SAID WEST LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND, THE NORTHEAST CORNER OF LOT 13, BLOCK 62;

THENCE S 00° 01'45"W, 115.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND, THE SOUTHEAST CORNER OF SAID LOT 13, BEING IN THE NORTH RIGHT-OF-WAY LINE OF THE AFOREMENTIONED OLD PECOS

THENCE WITH THE NORTH AND EAST RIGHT-OF-WAY LINE OF SAID OLD PECOS TRAIL THE FOLLOWING COURSES AND

N 89° 58'15"W, 40.00' TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND, THE BEGINNING OF A CURVE TOT HE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 39.27 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" HAVING A RADIUS OF 25.00 FEET, THE LONG CHORD WHICH BEARS N 44° 58'15"W, 35.36 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

THENCE N 00° 01'45"E, 90.00 FEET, TO THE POINT OF BEGINNING AND CONTAINING 779,164 SQUARE FEET OR 17.887 ACRES OF LAND MORE OR LESS. TO BE KNOWN AS:

> LOTS 3-24, BLOCK 61; LOTS 1-7, 8R, 9R, 10R, 13R, 1X & 2X, BLOCK 62; LOTS 11-33, BLOCK 65; LOTS 14-38, BLOCK 66, AND LOTS 6-25, 25X, BLOCK 68

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE EASEMENTS AND RIGHT-OF-WAY SHOWN HEREON. EXECUTED THIS THE 13th DAY OF OCTOBER

BY: D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP

> BY: D.R. HORTON, INC. A DELAWARE CORPORATION ITS AUTHORIZED AGENT RANDY HORTO ASSISTANT SECRETARY

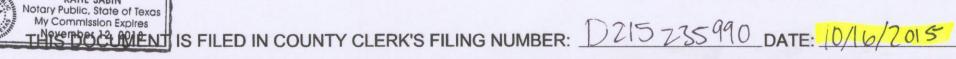
STATE OF TEXAS COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED RANDY HORTON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN MY HAND AND SEAL OF OFFICE, THIS THE 13th DAY OF OCTOBER, 2015

Katu la NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES: 11-12-18





AND THAT ALL CORNERS ARE AS SHOWN.

REGISTERED PROFESSIONAL LAND SURVEYOR

TEXAS REGISTRATION NO. 5991

CERTIFICATION

TED A. GOSSETT

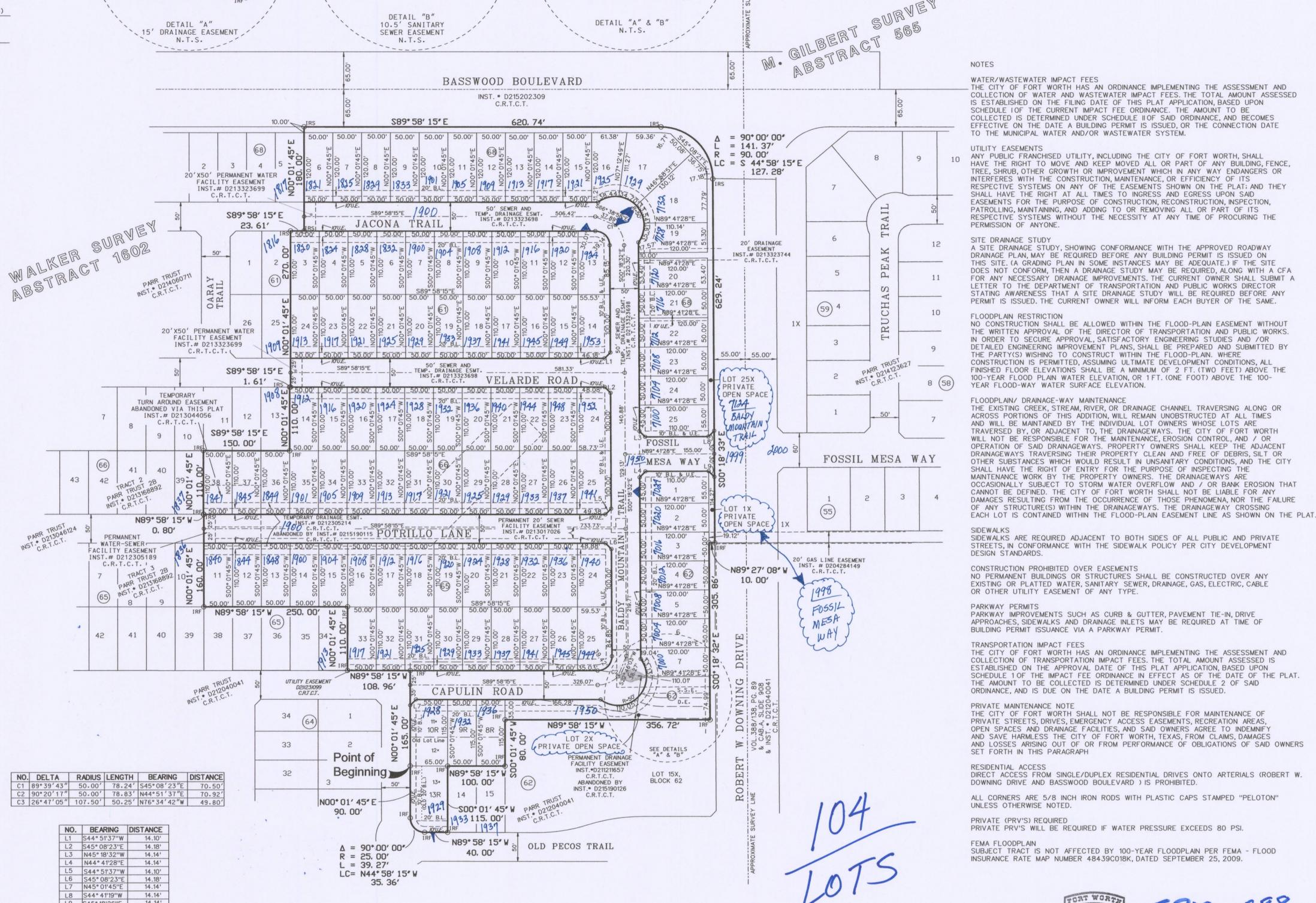
I, TED A. GOSSETT, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE

OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY

REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN OCTOBER, 2015,

10-26-20

TED A. GOSSETT



OWNER \ DEVELOPER

D.R. HORTON-TEXAS, LTD.

6751 NORTH FREEWAY

FORT WORTH, TEXAS 76131

S89°41'28"W 119.58

PRIVATE OPEN SPACE

RIVATE OPEN SPACE

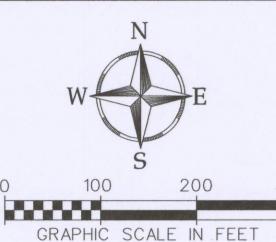
D.E.

N89° 58′ 15″W 82.54′

FACILITY EASEMENT

-0---D.E.

PRIVATE OPEN SPACE



WATER/WASTEWATER IMPACT FEES

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE FILING DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE FOR THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II OF SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

LEGEND

IRF = IRON ROD FOUND IRS = IRON ROD SET

= BUILDING LINE U.E. - UTILITY EASEMENT D.E. = DRAINAGE EASEMENT

* = OLD LOT NUMBER

S.S.E. = SANITARY SEWER EASEMENT

ANY PUBLIC FRANCHISED UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT IS ISSUED ON THIS SITE. (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE.) IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED, ALONG WITH A CFA FOR ANY NECESSARY DRAINAGE IMPROVEMENTS. THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS DIRECTOR STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.

NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOOD-PLAIN EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, SATISFACTORY ENGINEERING STUDIES AND /OR DETAILED ENGINEERING IMPROVEMENT PLANS, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOOD-PLAIN. WHERE CONSTRUCTION IS PERMITTED, ASSUMING ULTIMATE DEVELOPMENT CONDITIONS, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 2 FT. (TWO FEET) ABOVE THE 100-YEAR FLOOD PLAIN WATER ELEVATION, OR 1 FT. (ONE FOOT) ABOVE THE 100-YEAR FLOOD-WAY WATER SURFACE ELEVATION.

THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGEWAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND / OR OPERATION OF SAID DRAINAGEWAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGEWAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGEWAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND / OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGEWAYS. THE DRAINAGEWAY CROSSING

SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER CITY DEVELOPMENT DESIGN STANDARDS.

CONSTRUCTION PROHIBITED OVER EASEMENTS NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

PARKWAY PERMITS PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

TRANSPORTATION IMPACT FEES THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION. BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

PRIVATE MAINTENANCE NOTE THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH

DIRECT ACCESS FROM SINGLE/DUPLEX RESIDENTIAL DRIVES ONTO ARTERIALS (ROBERT W. DOWNING DRIVE AND BASSWOOD BOULEVARD) IS PROHIBITED.

ALL CORNERS ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "PELOTON" UNLESS OTHERWISE NOTED.

PRIVATE PRV'S WILL BE REQUIRED IF WATER PRESSURE EXCEEDS 80 PSI.

SUBJECT TRACT IS NOT AFFECTED BY 100-YEAR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NUMBER 48439C018K, DATED SEPTEMBER 25, 2009.



PP 010-019 FP 013-088

CITY PLAN COMMISSION

CITY OF FORT WORTH, TEXAS THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL

Plat Approval Date:

DATE OF PREPARATION: DECEMBER 2013

A FINAL PLAT OF

LOTS 3-24, BLOCK 61; LOTS 1-7, 8R, 9R, 10R, 13R, 1X & 2X BLOCK 62;

LOTS 11433, BLOCK 65, LOTS 1438, BLOCK 66, AND LOTS 625, 25X, BLOCK 68

PARR TRUST

AN ADDITION TO THE CITY OF FORT WORTH, SITUATED IN THE J. WALKER SURVEY, ABSTRACT

NUMBER 1602, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING A REPLAT OF

LOTS 11, 12, AND 13, BLOCK 62, PARR TRUST, AN ADDITION TO THE CITY OF FORT WORTH

RECORDED IN INSTRUMENT NUMBER D212040041, COUNTY RECORDS, TARRANT COUNTY, TEXAS.

PHASE 4

OF SHEETS